

# Comment for planning application 22/01715/OUT

<b>Application Number</b>	22/01715/OUT
<b>Location</b>	Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell
<b>Proposal</b>	Erection of up to 500 dwellings with associated access, open space and infrastructure
<b>Case Officer</b>	Samantha Taylor
<b>Organisation Name</b>	Michael & Hilary Owen
<b>Address</b>	Pinsley House,Manor Rd,Bladon,OX20 1RU
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>As residents of Bladon who visit Woodstock regularly we object to this planning application on the following grounds.</p> <ol style="list-style-type: none"><li>1. This proposal, for 500 houses, is one of three (all by Blenheim) which would add a total of 900 houses in the near future. Taken with the 300 houses recently completed by Blenheim this will mean a total of 1200 dwellings on the periphery of Woodstock, an existing community of about 1500 houses. This is wholly disproportionate and will destroy Woodstock's basic character of a small country town and have serious repercussions for the neighbouring village of Bladon. Moreover it seems that many of the new houses will be of an "executive" nature and will not satisfy many local needs. Is such extensive house-building consistent with the area's conservation status and the designation of Blenheim Palace as a World Heritage site ? Another 500 houses on this site adds to the fear that ultimately Woodstock and Bladon will lose their identities and become a suburb of Greater Oxford, with the total elimination of the Green Belt and other open spaces.</li><li>2. The assessment of the effect on traffic is totally unsatisfactory. We are told that the the estimated 39% increase in traffic is negligible, yet will justify "signalling" Bladon roundabout. There are no definite plans published for a Park and Ride scheme at the roundabout and in any case such a scheme could add to traffic congestion and pollution here if it replaced the Pear Tree P &amp; R. Blenheim's suggestions on future car use are unrealistically aspirational and contrary to present trends. Even now there is major traffic congestion on the A44 and the A4095 when Blenheim host major events, which they do on a regular basis. Five hundred new houses are bound to cause an increase in traffic in the immediate vicinity and affect Bladon. The A4095 through Bladon has a very narrow section where 2 large HGVs are unable to pass each other, and the road cannot cope with any more traffic. It is already a "rat run" when the A40 is more than usually congested and matters will get worse when construction of Salt Cross goes ahead.</li><li>3. The proposed new developments will have a major impact on infrastructure other than roads. In the application, little is set out about dealing with medical facilities, schools, sewage treatment or water supply, many of which are already under stress. In particular, the doctors' surgery and the pharmacy are struggling to cope with the current number of patients but this application makes no tangible proposals to address the additional load the development will impose. There is little room for expansion of the primary school and if the sewage treatment works in Woodstock are not enlarged, excess sewage could be dumped in the river Glyme. The necessary improvements to the infrastructure should be a condition of any consent that may be granted and should be started before, not after, development has commenced.</li><li>4. The proposed development is on productive agricultural land. In view of recent problems with international food security is building on these fields a good idea, even if the land is of a lower grade?</li><li>5. The present proposal is being promoted to fulfil Cherwell's suggested housing need yet will have no impact on any other part of Cherwell district. While Cherwell receives the Council tax, the impact and problems arising from the proposed development will fall solely on Woodstock and Bladon, in West Oxfordshire.</li></ol>
<b>Received Date</b>	26/07/2022 21:32:43
<b>Attachments</b>	